

November 2018

Spotsylvania County, VA

Sold Summary

	Nov 2018	Nov 2017	% Change
Sold Dollar Volume	\$42,321,790	\$44,788,628	-5.51%
Avg Sold Price	\$287,903	\$294,662	-2.29%
Median Sold Price	\$268,000	\$267,350	0.24%
Units Sold	147	152	-3.29%
Avg Days on Market	78	87	-10.34%
Avg List Price for Solds	\$293,553	\$300,397	-2.28%
Avg SP to OLP Ratio	96.1%	96.0%	0.08%
Ratio of Avg SP to Avg OLP	96.4%	95.3%	1.07%
Attached Avg Sold Price	\$202,157	\$198,571	1.81%
Detached Avg Sold Price	\$296,752	\$306,762	-3.26%
Attached Units Sold	11	17	-35.29%
Detached Units Sold	133	135	-1.48%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Nov 2018	Nov 2017	% Change
Active Listings	544	552	-1.45%
New Listings	198	211	-6.16%
New Under Contracts	92	85	8.24%
New Contingents	55	86	-36.05%
New Pendings	147	171	-14.04%
All Pendings	235	274	-14.23%

Financing (Sold)

Assumption	0
Cash	11
Conventional	63
FHA	27
Other	16
Owner	0
VA	30

Days on Market (Sold)

0	2
1 to 10	4
11 to 20	16
21 to 30	11
31 to 60	40
61 to 90	34
91 to 120	13
121 to 180	17
181 to 360	9
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	6	0
\$50K to \$99,999	1	0	1	0	0	0	0	5	0	0
\$100K to \$149,999	1	0	2	0	0	0	0	4	0	0
\$150K to \$199,999	4	1	6	5	2	0	0	21	11	0
\$200K to \$299,999	0	1	32	4	25	0	0	118	22	3
\$300K to \$399,999	0	0	5	0	41	0	0	158	3	0
\$400K to \$499,999	0	0	1	0	6	0	0	92	0	0
\$500K to \$599,999	0	0	0	0	2	0	0	40	0	0
\$600K to \$799,999	0	0	1	0	2	0	0	38	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	13	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	9	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	6	2	48	9	79	0	0	499	42	3
Avg Sold Price	\$145,583	\$203,950	\$252,983	\$201,759	\$334,828	\$0	\$0			
Prev Year - Avg Sold Price	\$174,620	\$144,475	\$260,383	\$193,927	\$359,255	\$249,280	\$0			
Avg Sold % Change	-16.63%	41.17%	-2.84%	4.04%	-6.80%	0.00%	0.00%			
Prev Year - # of Solds	10	4	53	8	72	5	0			

Active Detail